

EXHIBIT I

Part 2

ENDORSEMENT # 1

This endorsement, effective 12:01 AM October 1, 2000

Forms a part of policy no.: 015 11 27

Issued to: National Coalition of Property Owners & Managers, Inc. &/or
Insurance Purchasing Group Association, LLC (as per Endorsement #1)

By: NATIONAL UNION FIRE INSURANCE COMPANY OF PITTSBURGH, PA

<u>Named Insured & Location</u>	<u>Policy Term</u>	<u>Exposure</u>	<u>Rates</u>
24) LNR Property Corp. c/o ICA 377 Route 17 So., Suite 205 Hasbrouck Heights, NJ 07604	10/31/00-01	5,171 units 6,223,778 sq ft	\$2.16 \$0.29
25) White & White Inc. 2701 Revere #179 Houston, TX 77098	10/21/00-01	405 units 1,176 sq ft	\$2.88 \$0.72
White & White, Inc. Perrin W. White, James M. Hill, Jr. and Robert T. Matjeka DBA Great Hills Village, a Texas General Partnership James M. Hill, Jr. and Perrin W. White DBA H & W Associates Perrin W. White and James M. Hill, Jr. DBA PJ Homes 10050 Great Hills Trail Austin, TX 78759 2701 Revere #179 Houston, TX 77098 John Randon League (Vacant Land) Fulshear, TX 77478 Lake Village Drive (Vacant Land) Fulshear, TX 77478			

<u>Number of Entities</u>	<u>Number of Locations</u>	<u>Total Units</u>
25	214	29,395

Authorized Representative OR
Countersignature (In state where applicable)

ME 00497

ENDORSEMENT # 2

This endorsement, effective 12:01 AM October 1, 2000

Forms a part of policy no.: 015 11 27

Issued to: National Coalition of Property Owners & Managers, Inc. &/or
Insurance Purchasing Group Association, LLC (as per Endorsement #1)

By: NATIONAL UNION FIRE INSURANCE COMPANY OF PITTSBURGH, PA

**ADDITIONAL INSURED - DESIGNATED PERSON OR
ORGANIZATION**

This endorsement modifies insurance provided under the following:

· COMMERCIAL GENERAL LIABILITY COVERAGE PART.

SCHEDULE

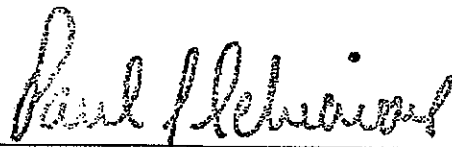
Name of Person or Organization:

Per Schedule on file with company, including Certificates of Insurance issued &/ or required by Named Insured

(If no entry appears above, information required to complete this endorsement will be shown in the Declarations as applicable to this endorsement.)

WHO IS AN INSURED (Section II) is amended to include as an insured the person or organization shown in the Schedule as an insured but only with respect to liability arising out of your operations or premises owned by or rented to you.

All other terms and conditions of this policy are applicable to this endorsement.



Authorized Representative OR
Countersignature (In state where applicable)

ME 00498

ENDORSEMENT # 3

This endorsement, effective 12:01 AM October 1, 2000

Forms a part of policy no.: 015 11 27

Issued to: National Coalition of Property Owners & Managers, Inc. &/or
Insurance Purchasing Group Association, LLC (as per Endorsement #1)

By: NATIONAL UNION FIRE INSURANCE COMPANY OF PITTSBURGH, PA

ADDITIONAL INSURED - MANAGERS OR LESSORS OF
PREMISES

It is hereby understood and agreed that:

SCHEDULE

1. Designation of Premises (Part Leased to You):
2. Name of Person or Organization (Additional Insured):
3. Additional Premium:

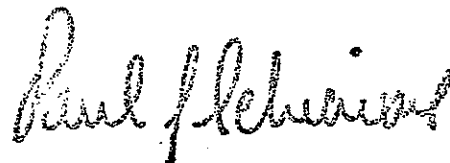
(If no entry appears above, the information required to complete this endorsement will be shown in the Declarations as applicable to this endorsement.)

WHO IS AN INSURED (Section II) is amended to include as an insured the person or organization shown in the Schedule but only with respect to liability arising out of the ownership, maintenance or use of that part of the premises leased to you and shown in the Schedule and subject to the following additional exclusions:

This insurance does not apply to:

1. Any "occurrence" which takes place after you cease to be a tenant in that premises.
2. Structural alterations, new construction or demolition operations performed by or on behalf of the person or organization shown in the Schedule.

All other terms and conditions of this policy are applicable to this endorsement.



Authorized Representative OR
Countersignature (In state where applicable)

ME 00499

ENDORSEMENT # 4

This endorsement, effective 12:01 AM October 1, 2000

Forms a part of policy no.: 015 11 27

Issued to: National Coalition of Property Owners & Managers, Inc. &/or
Insurance Purchasing Group Association, LLC (as per Endorsement #1)

By: NATIONAL UNION FIRE INSURANCE COMPANY OF PITTSBURGH, PA

ADDITIONAL INSURED - CONDOMINIUM
UNIT OWNERS

It is hereby understood and agreed that:

WHO IS AN INSURED (Section II) is amended to include as an insured each individual unit owner of the insured condominium, but only with respect to liability arising out of the ownership, maintenance or repair of that portion of the premises which is not reserved for that unit owner's exclusive use or occupancy.

All other terms and conditions of this policy are applicable to this endorsement.



Authorized Representative OR
Countersignature (In state where applicable)

ENDORSEMENT # 5

This endorsement, effective 12:01 AM October 1, 2000.

Forms a part of policy no.: 015 11 27

Issued to: National Coalition of Property Owners & Managers, Inc. &/or
Insurance Purchasing Group Association, LLC (as per Endorsement #1)

By: NATIONAL UNION FIRE INSURANCE COMPANY OF PITTSBURGH, PA

**ADDITIONAL INSURED – LESSOR OF LEASED
EQUIPMENT – AUTOMATIC STATUS WHEN
REQUIRED IN LEASE AGREEMENT WITH YOU**

It is hereby understood and agreed that:

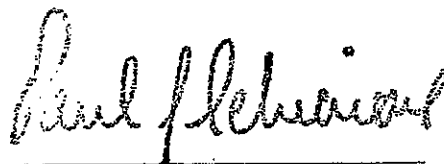
A. Who Is An Insured (Section II) is amended to include as an insured any person or organization from whom you lease equipment when you and such person or organization have agreed in writing in a contract or agreement that such person or organization be added as an additional insured on your policy. Such person or organization is an insured only with respect to their liability arising out of the maintenance, operation or use by you of equipment leased to you by such person or organization. A person's or organization's status as an insured under this endorsement ends when their contract or agreement with you for such leased equipment ends.

B. With respect to the insurance afforded these additional insureds, the following additional exclusions apply:

This insurance does not apply:

1. To any "occurrence" which takes place after the equipment lease expires;
2. To "bodily injury" or "property damage" arising out of the sole negligence of such person or organization.

All other terms and conditions of this policy are applicable to this endorsement.



Authorized Representative OR
Countersignature (In state where applicable)

ME 00501

ENDORSEMENT # 6

This endorsement, effective 12:01 AM October 1, 2000

Forms a part of policy no.: 015 11 27

Issued to: National Coalition of Property Owners & Managers, Inc. &/or
Insurance Purchasing Group Association, LLC (as per Endorsement #1)

By: NATIONAL UNION FIRE INSURANCE COMPANY OF PITTSBURGH, PA

ADDITIONAL INSURED - DESIGNATED PERSON OR
ORGANIZATION

It is hereby understood and agreed that:

SCHEDULE

Name of Person or Organization:

PER SCHEDULE ON FILE WITH COMPANY

All other terms and conditions of this policy are applicable to this endorsement.



Authorized Representative OR
Countersignature (In state where applicable)

ME 00502

ENDORSEMENT # 7

This endorsement, effective 12:01 AM October 1, 2000

Forms a part of policy no.: 015 11 27

Issued to: National Coalition of Property Owners & Managers, Inc. &/or
Insurance Purchasing Group Association, LLC (as per Endorsement #1)

By: NATIONAL UNION FIRE INSURANCE COMPANY OF PITTSBURGH, PA

**AMENDMENT-AGGREGATE LIMITS OF INSURANCE
(PER LOCATION)**

This endorsement modifies insurance provided under the following:

It is hereby understood and agreed that:

The General Aggregate Limit under LIMITS OF INSURANCE (Section III) applies separately to each of your "locations" owned by or rented to you.

"Location" means premises involving the same or connecting lots, or premises whose connection is interrupted only by a street, roadway, waterway or right-of-way of a railroad.

All other terms and conditions of this policy are applicable to this endorsement.



Authorized Representative OR
Countersignature (In state where applicable)

ME 00503

ME 00504

ENDORSEMENT # 9

This endorsement, effective 12:01 AM October 1, 2000

Forms a part of policy no.: 015 11 27

Issued to: National Coalition of Property Owners & Managers, Inc. &/or
Insurance Purchasing Group Association, LLC (as per Endorsement #1)

By: NATIONAL UNION FIRE INSURANCE COMPANY OF PITTSBURGH, PA

AMENDMENT OF LIQUOR LIABILITY EXCLUSION -
EXCEPTION FOR SCHEDULED ACTIVITIES

It is hereby understood and agreed that:

SCHEDULE

Description of Activity(ies):

PER SCHEDULE ON FILE WITH COMPANY

(If no entry appears above, information required to complete this endorsement will be shown in the Declarations as applicable to this endorsement.)

Exclusion c. of COVERAGE A (Section I) is replaced by the following:

c. "Bodily injury" or "property damage" for which any insured may be held liable by reason of:


- (1) Causing or contributing to the intoxication of any person;
- (2) The furnishing of alcoholic beverages to a person under the legal drinking age or under the influence of alcohol; or
- (3) Any statute, ordinance or regulation relating to the sale, gift, distribution or use of alcoholic beverages.

This exclusion applies only if you:

- (1) Manufacture, sell or distribute alcoholic beverages;
- (2) Serve or furnish alcoholic beverages for a charge whether or not such activity:
 - (a) Requires a license;
 - (b) Is for the purpose of financial gain or livelihood; or
- (3) Serve or furnish alcoholic beverages without a charge, if a license is required for such activity.

However, this exclusion does not apply to "bodily injury" or "property damage" arising out of the selling, serving or furnishing of alcoholic beverages at the specific activity(ies) described above.

All other terms and conditions of this policy are applicable to this endorsement.


Authorized Representative OR
Countersignature (In state where applicable)

ENDORSEMENT # 10

This endorsement, effective 12:01 AM October 1, 2000

Forms a part of policy no.: 015 11 27

Issued to: National Coalition of Property Owners & Managers, Inc. &/or
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By: NATIONAL UNION FIRE INSURANCE COMPANY OF PITTSBURGH, PA

PESTICIDE OR HERBICIDE APPLICATOR COVERAGE

It is hereby understood and agreed that:

SCHEDULE

Description Of Operations:

PER SCHEDULE ON FILE WITH COMPANY

(If no entry appears above, information required to complete this endorsement will be shown in the Declarations as applicable to this endorsement.)

With respect to the operations shown in the Schedule, Paragraph (1)(d) of Exclusion f. of Section I - Coverage A - Bodily Injury And Property Damage Liability does not apply if the operations meet all standards of any statute, ordinance, regulation or license requirement of any federal, state or local government which apply to those operations.

All other terms and conditions of this policy are applicable to this endorsement.



Authorized Representative OR
Countersignature (In state where applicable)

ME 00506

ENDORSEMENT # 11

This endorsement, effective 12:01 AM October 1, 2000

Forms a part of policy no.: 015 11 27

Issued to: National Coalition of Property Owners & Managers, Inc. &/or
Insurance Purchasing Group Association, LLC (as per Endorsement #1)

By: NATIONAL UNION FIRE INSURANCE COMPANY OF PITTSBURGH, PA

ADDITIONAL INSURED - CONTROLLING INTEREST

It is hereby understood and agreed that:

SCHEDULE

Name of Person or Organization: PER SCHEDULE ON FILE WITH COMPANY

(If no entry appears above, information required to complete this endorsement will be shown in the Declarations as applicable to this endorsement.)

1. WHO IS AN INSURED (Section II) is amended to include as an insured the person(s) or organization(s) shown in the Schedule, but only with respect to their liability arising out of:
 - a. Their financial control of you; or
 - b. Premises they own, maintain or control while you lease or occupy these premises.
2. This insurance does not apply to structural alterations, new construction and demolition operations performed by or for that person or organization

All other terms and conditions of this policy are applicable to this endorsement.



Authorized Representative OR
Countersignature (In state where applicable)

ME 00507

ENDORSEMENT # 12

This endorsement, effective 12:01 AM October 1, 2000

Forms a part of policy no.: 015 11 27

Issued to: National Coalition of Property Owners & Managers, Inc. &/or
Insurance Purchasing Group Association, LLC (as per Endorsement #1)

By: NATIONAL UNION FIRE INSURANCE COMPANY OF PITTSBURGH, PA

AMENDMENT OF POLLUTION EXCLUSION - EXCEPTION
FOR BUILDING HEATING EQUIPMENT

IT IS HEREBY UNDERSTOOD AND AGREED THAT:

Subparagraph (1)(a) of the Pollution exclusion under Paragraph 2., Exclusions of Bodily Injury And Property Damage Liability Coverage (Section I - Coverages) is replaced by the following:

This insurance does not apply to:

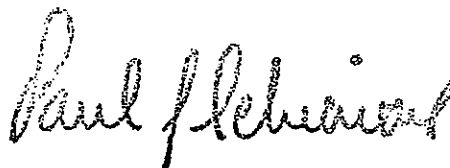
POLLUTION

(1) "Bodily injury" or "property damage" arising out of the actual, alleged or threatened discharge, dispersal, seepage, migration, release or escape of pollutants:

(a) At or from any premises, site or location which is or was at any time owned or occupied by, or rented or loaned to, any insured.

However, Subparagraph (a) does not apply to "bodily injury" if sustained within a building and caused by smoke, fumes, vapor or soot from equipment used to heat that building, including water heating equipment.

All other terms and conditions of this policy are applicable to this endorsement.



Authorized Representative OR
Countersignature (In state where applicable)

ME 00508

ENDORSEMENT # 13

This endorsement, effective 12:01 AM October 1, 2000

Forms a part of policy no.: 015 11 27

Issued to: National Coalition of Property Owners & Managers, Inc. &/or
Insurance Purchasing Group Association, LLC (as per Endorsement #1)

By: NATIONAL UNION FIRE INSURANCE COMPANY OF PITTSBURGH, PA

ADDITIONAL INSURED -
MORTGAGEE, ASSIGNEE, OR RECEIVER

It is hereby understood and agreed that:

SCHEDULE

Name of Person or Organization: PER SCHEDULE ON FILE WITH COMPANY

Designation of Premises: PER SCHEDULE ON FILE WITH COMPANY

(If no entry appears above, information required to complete this endorsement will be shown in the Declarations as applicable to this endorsement.)

1. WHO IS AN INSURED (Section II) is amended to include as an insured the person(s) or organization(s) shown in the Schedule but only with respect to their liability as mortgagee, assignee, or receiver and arising out of the ownership, maintenance, or use of the premises by you and shown in the Schedule.
2. This insurance does not apply to structural alterations, new construction and demolition operations performed by or for that person or organization.

All other terms and conditions of this policy are applicable to this endorsement.



Authorized Representative OR
Countersignature (In state where applicable)

ME 00509

ENDORSEMENT # 14

This endorsement, effective 12:01 AM October 1, 2000

Forms a part of policy no.: 015 11 27

Issued to: National Coalition of Property Owners & Managers, Inc. &/or
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By: NATIONAL UNION FIRE INSURANCE COMPANY OF PITTSBURGH, PA

Schedule

Names of Additional Named Insureds

Form of Business

As per schedules on file

As scheduled

And/Or

Only corporation or other business organization scheduled on the policy in which the named insured shown in the declarations has or acquires during the policy period an ownership interest of 50% or the named insured manages under a property management contract and is domiciled within the united states of America, it is territories or possessions, Puerto Rico or Canada.

All other terms and conditions of this policy are applicable to this endorsement.



Authorized Representative OR
Countersignature (In state where applicable)

ME 00510

ENDORSEMENT # 15

This endorsement, effective 12:01 AM October 1, 2000

Forms a part of policy no.: 015 11 27

Issued to: National Coalition of Property Owners & Managers, Inc. &/or
Insurance Purchasing Group Association, LLC (as per Endorsement #1)

By: NATIONAL UNION FIRE INSURANCE COMPANY OF PITTSBURGH, PA

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

Additional Named Insured Endorsement

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

Throughout this policy, the words "you" or "your" also refer to each additional named insured listed in the schedule of this endorsement. The following provisions also apply:

1. If you are designated in the declarations or this endorsement as:
 - a. An individual, you and you spouse are insureds , but only with respect to the conduct of a business of which you are the sole owner.
 - b. A partnership or joint venture, you are an insured. Your members, your partners and their spouses are also insureds, but only with respect to the conduct of your business.
 - c. A limited liability company, you are an insured. Your members are also insureds, but only with respect to the conduct of your business. You managers are insureds, but only with respect to their duties as your managers.
 - d. An organization other than a partnership, joint venture or limited liability company, you are insured. Your "executive officer" and directors are insureds, but only with respect to their duties as your officers or directors. You stockholders are also insureds, but only with respect to their liability as stockholders.
2. The named insured shown in the Declarations is authorized to act for each additional named insured listed in all matters pertaining to this insurance including, but not limited to, receipt of:
 - a. Notice of cancellation;
 - b. Any returned premium;
 - c. Any dividends which we may declared.
3. The named insured shown in the declarations will pay the premium for the insurance afforded each additional named insured listed in accordance with the manual rules we use; provided that in the event of bankruptcy or insolvency of the named insured shown in the Declarations, each additional named insured will be responsible for and will pay us the premium for the insurance afforded respectively to each such additional named insured.

ME 00511

ENDORSEMENT # 15

This endorsement, effective 12:01 AM October 1, 2000

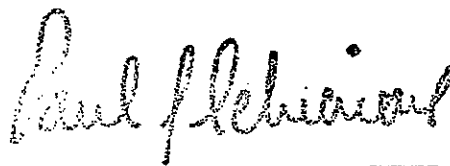
Forms a part of policy no.: 015 11 27

Issued to: National Coalition of Property Owners & Managers, Inc. &/or
Insurance Purchasing Group Association, LLC (as per Endorsement #1)

By: NATIONAL UNION FIRE INSURANCE COMPANY OF PITTSBURGH, PA

4. Coverage A does not apply to "bodily injured" or "property damage" that occurred before the named insured acquired or formed the additional named insured listed.
5. Coverage B does not apply to "personal injury" or "advertising injury" arising out of an offense committed before the named insured acquired or formed the additional named insured listed.

All other terms and conditions of this policy are applicable to this endorsement.



Authorized Representative OR
Countersignature (In state where applicable)

ME 00512

ENDORSEMENT # 16

This endorsement, effective 12:01 AM October 1, 2000

Forms a part of policy no.: 015 11 27

Issued to: National Coalition of Property Owners & Managers, Inc. &/or
Insurance Purchasing Group Association, LLC (as per Endorsement #1)

By: NATIONAL UNION FIRE INSURANCE COMPANY OF PITTSBURGH, PA

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY

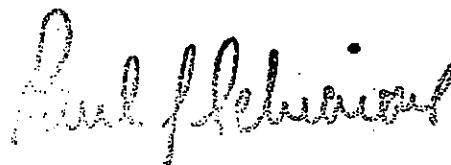
Cancellation/ Nonrenewal/Coverage Change Endorsement

This endorsement forms a part of the policy to which it is attached.

In the event of cancellation for any reason other than nonpayment of premium, nonrenewal or a material change that reduces or restricts the insurance afforded by the Coverage Part, we agree to provide 90 days prior written notice of cancellation, nonrenewal or material change to the first Named Insured.
Notice will be mailed prior to:

- 1) the effective date of cancellation or material change, or
- 2) the policy expiration date if notice of nonrenewal.

All other terms and conditions of this policy are applicable to this endorsement.



Authorized Representative OR
Countersignature (In state where applicable)

ME 00513

ENDORSEMENT # 17

This endorsement, effective 12:01 AM October 1, 2000

Forms a part of policy no.: 015 11 27

Issued to: National Coalition of Property Owners & Managers, Inc. &/or
Insurance Purchasing Group Association, LLC (as per Endorsement #1)

By: NATIONAL UNION FIRE INSURANCE COMPANY OF PITTSBURGH, PA

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

Employee Benefits Liability Insurance Endorsement

CLAIMS MADE BASIS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

Employee Benefit Liability Coverage

A. Insuring Agreement

1. We will pay on your behalf "loss" sustained by any of you "employees" which you became legally obligated to pay as a result of any negligent act, error or omission that occurs in the "administration" of your "employee benefits program."
2. This insurance does not apply to any "loss" or claim which occur before the Retroactive Date shown in the schedule of this endorsement or which occurs after the policy period.
3. This insurance applies only if a claim is first made against any insured during the policy period.
 - a. A claim by an "employee" for "loss" will be deemed to have been made when notice of such claim is received and recorded by any insured or us, whichever comes first.
 - b. All claims for "loss" as a result of any one negligent act error or omission that occurs in the "administration" of your "employee benefits program" will be deemed to have been made at the time the first such claim is made against the insured, regardless of the number of "employees" making such claims.
4. We will have the right and duty to defend any "suit" against you for "loss" to which this insurance applies. We may investigate and settle any claim or "suit" at our discretion, but we shall not be obligated to pay any claim or judgment or to defend or any "suit" after the General Aggregate Limit shown in the Declaration has been exhausted by payment of judgments or settlements or after the Agreement Limit shown in this endorsement Schedule has been exhausted by payment of judgments or settlements.

B. Exclusions

The insurance afforded by this endorsement does not apply to:

ME 00514

ENDORSEMENT # 17

This endorsement, effective 12:01 AM October 1, 2000

Forms a part of policy no.: 015 11 27

Issued to: National Coalition of Property Owners & Managers, Inc. &/or
Insurance Purchasing Group Association, LLC (as per Endorsement #1)

By: NATIONAL UNION FIRE INSURANCE COMPANY OF PITTSBURGH, PA

1. Any "loss" or claim arising out of :
 - a. Discrimination;
 - b. Libel or slander; or
 - c. Any dishonest, fraudulent, criminal or malicious act.
 2. Any "loss " or claim for which coverage is provided under Section 1. Coverage A or B of the Commercial General Liability Coverage Form.
 3. Any "loss" or claim arising out of injury to the feelings or reputation of any person, including metal anguish or humiliation;
 4. Any "loss" or claim arising out of a failure of performance of any contract by an insurer or third party administrator.
 5. Any "loss" or claim based upon the failure to pay more than the usual, customary and reasonable dental, medical or hospital expense.
 6. Any "loss" or claim based upon the failure to comply with any law concerning workers compensation, unemployment compensation, social security or disability benefits.
 7. Any "loss" or claim based upon:
 - a. Failure of stock, bonds, or other investments to perform as represented by you;
 - b. Advice on whether to participate or not participate on any plan included in your "employee benefits program";
 - c. The investment or noninvestment of funds, or
 - d. Financial failure of any plan or program included in your "employee benefits program."
 8. Any "loss" that is expected or intended from the standpoint of any insured.
- C. Who is An Insured
1. With respect to the coverage provided under this endorsement only, if you are designated in the Declarations as:
 - a. An individual, you and your spouse are insured, but only with respect to the conduct of a business which you are the sole owner.
 - b. A partnership or joint venture, you are insured. Your members, your partners and their spouses are also insureds, but only with respect to conduct of your business.

ME 00515

ENDORSEMENT # 17

This endorsement, effective 12:01 AM October 1, 2000

Forms a part of policy no.: 015 11 27

Issued to: National Coalition of Property Owners & Managers, Inc. &/or
Insurance Purchasing Group Association, LLC (as per Endorsement #1)

By: NATIONAL UNION FIRE INSURANCE COMPANY OF PITTSBURGH, PA

- c. A limited liability company, you are insured. You members are also insureds, but only with respect to the conduct of you business. Your managers are insureds, but only with respect to their duties as your managers.
 - d. An organization other than a partnership, joint venture or limited liability company, you are an insured. Your "executive officers" and directors are insureds, but only with respect to their duties as your officers and directors. Your stockholders are also insureds but only with respect to their liability as stockholders.
2. Each of your "employees" authorized to act in the "administration" of your "employee benefits program" is also an insured, but only while acting within the scope of his or her duties in connection with such authorized activity.

The insurance provided under this endorsement does not apply to "loss" arising out of the conduct of any past or present partnership or joint venture of which you are a partner or member and which is not designated in the Declarations as a "named insured."

D. Limits of Liability; Deductible

- 1. The Per Employee Limit listed in this endorsement Schedule is the most we will pay for "loss" sustained by any one "employee" as a result of any negligent act, error or omission or combination of such negligent acts, errors or omissions in the "administration" of your "employee benefits program."
- 2. The Aggregate Limit listed in this endorsement Schedule is the most we will pay for all "loss" sustained by all "employees" arising out of the "administration" of your "employee benefits program" during the policy period covered by this endorsement. The Per Employee Limit and Aggregate Limit of this endorsement shall not increase the General Aggregate Limit shown in the Declarations. Any payments we make for "loss" shall exhaust the General Aggregate Limit set forth in the Declarations.
- 3. Our obligation to pay for "loss" applies only to the amount of "loss" arising out of any one claim or "suit" in excess of the Deductible amount stated in the Schedule of this endorsement. We may pay any part or all of the Deductible amount to effect settlement of any claim or "suit" and upon notification by us you shall promptly reimburse us for that part of the Deductible we paid.
- 4. The Per Employee Limit will be reduced by the amount of the Deductible. The Aggregate Limit shall not be reduced by the application of such Deductible amount.

ME 00516

ENDORSEMENT # 17

This endorsement, effective 12:01 AM October 1, 2000

Forms a part of policy no.: 015 11 27

Issued to: National Coalition of Property Owners & Managers, Inc. &/or
Insurance Purchasing Group Association, LLC (as per Endorsement #1)

By: NATIONAL UNION FIRE INSURANCE COMPANY OF PITTSBURGH, PA

5. The limits of this endorsement apply separately to each consecutive annual period and to any remaining period of less than 12 months, starting with the beginning of the policy period shown in the Declarations, unless the policy period is extended after issuance for an additional period of less than 12 months. In that case, the additional period will be deemed part of the last preceding period for purposes of determining the Limits of Insurance.

E. Additional Conditions

The following conditions are added to the policy:

1. Notice

- a. You must see to it that we are notified as soon as practical of an act, error or omission which may result in a claim. To the extent possible, notice should include how, what, when, and where the act, error or omission took place and the names and addresses of any "employee" who may suffer a "loss" as a result of the act, error or omission.

Notice of an act , error or omission is not a notice of a claim

2. Other Insurance

This insurance is primary except when you purchase the Supplemental Extended Reporting Period endorsement. If this insurance is primary, our obligations are not effected unless any other valid and collectible insurance available to the insured is also primary. Then, we will share with all that other insurance by the method described in Other Insurance provision c. Method of Sharing of the Commercial General Liability Coverage Form.

F. Extended Reporting Period

1. We will provide one or more Extended Reporting Periods, as described below, if:

- a. This endorsement is canceled or not renewed; or
b. We renew or replace this endorsement with insurance that:

- (1) Has a Retroactive Date later than the date shown in this endorsement.
(2) Does not apply to "loss" on a claim made basis.

2. A Basic Extended Reporting Period is automatically provided without additional charge. This period starts with the end of the policy period and lasts for 60 days.

ME 00517

ENDORSEMENT # 17

This endorsement, effective 12:01 AM October 1, 2000

Forms a part of policy no.: 015 11 27

Issued to: National Coalition of Property Owners & Managers, Inc. &/or
Insurance Purchasing Group Association, LLC (as per Endorsement #1)

By: NATIONAL UNION FIRE INSURANCE COMPANY OF PITTSBURGH, PA

The Basic Extended Reporting Period does not apply to claims that are covered under any subsequent insurance you purchase, or that would be covered but for exhaustion of the amount of insurance applicable to such claims.

3. A Supplemental Extending Reporting Period of one year is available, but only by an endorsement and an extra charge. This supplemental period starts sixty days after the end of policy period .

You must give us a written request for the endorsement with 60 days after the end of the policy period. The Supplement Extended Reporting Period will not go into effect unless you pay the additional premium promptly when due.

We will determine the additional premium in accordance with our rules and rates. In doing so, we may take into account the following:

- a. The exposures listed;
- b. Previous types and amount of insurance;
- c. Limits of Insurance available under this endorsement for future payment of damages; and
- d. Other related factors.

The additional premium will not exceed 200% of the annual premium for this endorsement.

The insurance afforded for claims first received during the Supplemental Extended Reporting Period is excess over any other valid and collectible insurance available under policies in force after the supplemental Extended Reporting Period starts.

4. Extended Reporting Periods do not extend the policy period or change the scope of coverage provided. They apply only to claims for "loss" resulting from a negligent act, error or omission that occurs before the end of the policy period (but not before the Retroactive Date, if any, shown in this endorsement).

Claims for such "loss" which are first received and recorded during the Basic Extended Reporting Period (or during the Supplemental Extended Reporting Period, if it is in effect) will be deemed to have been made on the last day of the policy period.

Once in effect, Extended Reporting Periods may not be canceled.

5. Extended Reporting Periods do not reinstate or increase the Limits of Insurance applicable to any claim to which this endorsement applies.

ENDORSEMENT # 17

This endorsement, effective 12:01 AM October 1, 2000

Forms a part of policy no.: 015 11 27

Issued to: National Coalition of Property Owners & Managers, Inc. &/or
Insurance Purchasing Group Association, LLC (as per Endorsement #1)

By: NATIONAL UNION FIRE INSURANCE COMPANY OF PITTSBURGH, PA

G. Revised Definitions

Paragraph 5. Of section V – Definitions is deleted and replaces by:

5. "Employee" means current or former employees, their spouses, their dependents, their estate, heirs, legal representatives, beneficiaries or assigns. "Employees" includes a "leased worker." "Employee" does not include a "temporary worker."

H. Additional Definitions

For the purpose of this endorsement only;

1. "Administration";

a. means your:

- (1) Providing interpretations and giving advice to your "employees" regarding your "employee benefits program;"
- (2) Handling records in connection with your "employee benefits program;" and
- (3) Effecting the enrollment, termination or cancellation of "employees" under your "employee benefits program;" but

b. does not include:

- (1) Any act, error or omission of any person acting in the capacity of a fiduciary under the Employee Retirement Income Security Act of 1974, as amended, and any rule or regulation relating to that act;
- (2) Any act, error or omission of an insurer or third party administrator;
- (3) The giving of legal counsel or the unauthorized practice of law; or
- (4) The giving of tax advice or making representations as to tax consequences.

2. "Employee benefits program" means any of the following employee benefits plans and programs:

- a. Group Life Insurance, group accident and health insurance, group dental insurance, employee pension plans, employee stock subscription plans, profit sharing plans, and disability benefits insurance;
- b. Any employee benefit plan or program described in the Schedule of this endorsement; or

ME 00519

ENDORSEMENT # 17

This endorsement, effective 12:01 AM October 1, 2000

Forms a part of policy no.: 015 11 27

Issued to: National Coalition of Property Owners & Managers, Inc. &/or
Insurance Purchasing Group Association, LLC (as per Endorsement #1)

By: NATIONAL UNION FIRE INSURANCE COMPANY OF PITTSBURGH, PA

- c. Any other employee benefit plan or program added to your "employee benefits program" after the effective date of this endorsement provided that written notice is given to us within 30 days after such plan or program is implemented; but

"Employee benefits program" does not include workers compensation, unemployment compensation or Social Security.

3. "Loss" means benefits which should have been paid to any of your "employees" under your "employee benefits program," but which benefits will not be paid as a result of a negligent act, error or omission that occurred in the "administration" of your "employee benefits program."

"Loss" shall include interest on such benefits that should have been paid, but shall not include:

- a. Any fines, taxes, or penalties assessed against you as a result of your failure to comply with any federal, state or local law, statute rule or regulation relating to your "employee benefits program";
- b. In the case of a funded "employee benefits program", any deductible, coinsurance, self-insured retention or other financial obligation retained by you which you would have been required to pay in the absent of any negligent act, error or omission in the "administration" of your "employee benefits program;"
- c. In the case of self-funded "employee benefits program", any financial obligation for which you would have been liable in the absent of any negligent act, error or omission in the "administration" of you "employee benefits program;" or
- d. Any fines, taxes or penalties assessed against an "employee" as a result of any act, error or omission in the "administration" of your "employee benefits program."

Schedule

Limits of Insurance: \$ 1,000,000 Per Employee Limit
\$ 2,000,000 Aggregate Limit
Deductible \$ 250,000 Per Claim

ME 00520

ENDORSEMENT # 17

This endorsement, effective 12:01 AM October 1, 2000

Forms a part of policy no.: 015 11 27

Issued to: National Coalition of Property Owners & Managers, Inc. &/or
Insurance Purchasing Group Association, LLC (as per Endorsement #1)

By: NATIONAL UNION FIRE INSURANCE COMPANY OF PITTSBURGH, PA

Pursuant to Section H.2.b. of this endorsement, the following programs are included within the definition of "employee benefits program:"

All other terms and conditions of this policy are applicable to this endorsement.



Authorized Representative OR
Countersignature (In state where applicable)

ME 00521

ENDORSEMENT # 18

This endorsement, effective 12:01 AM October 1, 2000

Forms a part of policy no.: 015 11 27

Issued to: National Coalition of Property Owners & Managers, Inc. &/or
Insurance Purchasing Group Association, LLC (as per Endorsement #1)

By: NATIONAL UNION FIRE INSURANCE COMPANY OF PITTSBURGH, PA

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

Employment-Related Practices Exclusion Endorsement

This endorsement modifies the insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

- A. The following exclusion is added to paragraph 2. Exclusions of COVERAGE A—BODILY INJURY AND PROPERTY DAMAGE LIABILITY (Section I-Coverages):

This insurance does not apply to:

1. "Bodily injury" to:

- a. A person arising out of any:

- (1) Refusal to employ that person; or
- (2) Termination of that person's employment; or
- (3) Employment-related practices, policies, acts or omissions, such as coercion, demotion, evaluation, reassignment, discipline, defamation, harassment, humiliation or discrimination directed at that person; or

- b. The spouse, child, parent, brother or sister of that person as a consequence of "bodily injury" to that person at whom any of the employment related practices described in paragraphs (1), (2), or (3) above is directed.

This exclusion applies:

- a. Whether the insured may be liable as an employer or in any other capacity; and
- b. To any obligation to share damages with or repay someone else who must pay damages because of injury.

- B. The following exclusion is added to Endorsement GL2402;

This insurance does not apply to:

1. "Personal injury" to:

- a. A person arising out of any:

ME 00522

ENDORSEMENT # 18

This endorsement, effective 12:01 AM October 1, 2000

Forms a part of policy no.: 015 11 27

Issued to: National Coalition of Property Owners & Managers, Inc. &/or
Insurance Purchasing Group Association, LLC (as per Endorsement #1)

By: NATIONAL UNION FIRE INSURANCE COMPANY OF PITTSBURGH, PA

- (1) Refusal to employ that person;
 - (2) Termination of that person's employment; or
 - (3) Employment-related practices, policies, acts or omissions such as coercion, demotion , evaluation, reassignment, disciplined, defamation, harassment, humiliation or discrimination directed at that person; or
- b. The spouse, child, parent, brother or sister of that person as a consequence of "personal injury" to that person at whom any of the employment-related practices described in paragraphs (1), (2), or (3) above is directed.

This exclusion applies :

- a. Whether the insured may be liable as an employer or in any other capacity; and
- b. To any obligation to share damages with or repay someone else who must pay damages because of the injury.

All other terms and conditions of this policy are applicable to this endorsement.



Authorized Representative OR
Countersignature (In state where applicable)

ME 00523

ENDORSEMENT # 19

This endorsement, effective 12:01 AM October 1, 2000

Forms a part of policy no.: 015 11 27

Issued to: National Coalition of Property Owners & Managers, Inc. &/or
Insurance Purchasing Group Association, LLC (as per Endorsement #1)

By: NATIONAL UNION FIRE INSURANCE COMPANY OF PITTSBURGH, PA

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

Notice of Occurrence Endorsement

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

Subsection 2.A . of Section IV – Commercial General Liability Conditions is replaced by the following:

2. Duties in the Event of Occurrence, Offense, Claim or Suit.

- A. You, your insurance manager or any other person you designate must see to it that we, or our authorized agents, are notified, promptly of an "occurrence" or offense which may result in a claim. Notice should include:
1. How, when and where the "occurrence" or offense took place; and
 2. The names and addresses of any injured persons and witnesses; and
 3. The nature and location of any injury or damage arising out of the "occurrence" or offense.

All other terms and conditions of this policy are applicable to this endorsement.



Authorized Representative OR
Countersignature (In state where applicable)

ME 00524

ENDORSEMENT # 20

This endorsement, effective 12:01 AM October 1, 2000

Forms a part of policy no.: 015 11 27

Issued to: National Coalition of Property Owners & Managers, Inc. &/or
Insurance Purchasing Group Association, LLC (as per Endorsement #1)

By: NATIONAL UNION FIRE INSURANCE COMPANY OF PITTSBURGH, PA

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

Knowledge of Occurrence Endorsement

This endorsement modifies the insurance provided under the following:

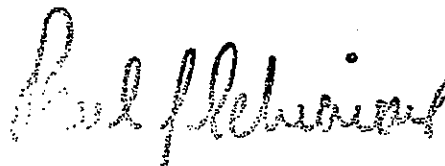
COMMERCIAL GENERAL LIABILITY COVERAGE PART

The following is added to Paragraph 2. Duties in the event of Occurrence, Offense, Claim or Suit of
Section IV

Commercial General Liability Conditions:

Knowledge of an "occurrence" by your agent, servant or "employee" is not considered knowledge by you
unless your insurance manger or other designated person has received notice from your agent, servant or
"employee."

All other terms and conditions of this policy are applicable to this endorsement.



Authorized Representative OR
Countersignature (In state where applicable)

ME 00525

ENDORSEMENT # 21

This endorsement, effective 12:01 AM October 1, 2000

Forms a part of policy no.: 015 11 27

Issued to: National Coalition of Property Owners & Managers, Inc. &/or
Insurance Purchasing Group Association, LLC (as per Endorsement #1)

By: NATIONAL UNION FIRE INSURANCE COMPANY OF PITTSBURGH, PA

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

Hired and Nonowned Watercraft Amendment Endorsement

This endorsement modifies the insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

Paragraph 2.g. Aircraft, Auto or Watercraft (2) of SECTION I – COVERAGES is deleted and replaced by the following:

- (2) A watercraft you do not own that is:
- (a) Less than or equal to the length shown in the Schedule; or
 - (b) Not being used to carry persons or property for a charge.

Schedule

Length of watercraft in feet: 50

All other terms and conditions of this policy are applicable to this endorsement.



Authorized Representative OR
Countersignature (In state where applicable)

ME 00526

ENDORSEMENT # 22

This endorsement, effective 12:01 AM, October 1, 2000

Forms a part of policy no.: 015 11 27

Issued to: National Coalition of Property Owners & Managers, Inc. &/or
Insurance Purchasing Group Association, LLC (as per Endorsement #1)

By: NATIONAL UNION FIRE INSURANCE COMPANY OF PITTSBURGH, PA

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

Coverage Amendment Endorsement

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

Paragraph 2.a Expected or Intended Injury of SECTION I- COVERAGES is deleted and replaced by the following:

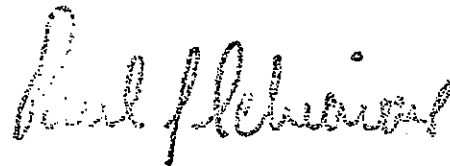
2. Exclusions.

This insurance does not apply to:

a. Expected or Intended Injury

"bodily injury" or "property damage" expended or intended from the standpoint of the insured. This exclusion does not apply to "bodily injury" or "property damage" resulting from the use of reasonable force to protect persons or property.

All other terms and conditions of this policy are applicable to this endorsement.



Authorized Representative OR
Countersignature (In state where applicable)

ME 00527

ENDORSEMENT # 23

This endorsement, effective 12:01 AM October 1, 2000

Forms a part of policy no.: 015 11 27

Issued to: National Coalition of Property Owners & Managers, Inc. &/or
Insurance Purchasing Group Association, LLC (as per Endorsement #1)

By: NATIONAL UNION FIRE INSURANCE COMPANY OF PITTSBURGH, PA

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

Net Leased Property Extension Endorsement

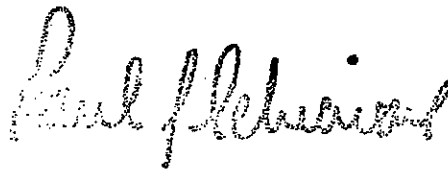
This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

The coverage afforded by this policy is extended to include coverage from any net lease property owned or controlled by you. The coverage provided by this endorsement is excess and/or contingent of any other insurance. Coverage only applies to corporations and business organizations scheduled on the policy.

In the event of a report of an "occurrence" to any other potential insurer which later develops into a claim, coverage from which is provided by this endorsement, the failure to report such accident to us at the time of the "occurrence" shall not be deemed in violation of SECTION IV-Condition 2. Duties In The Event Of Occurrence, Offence, Claim or Suit. However, there is distinct understanding and agreement that the insured must as soon as the person responsible for insurance of the Named Insured is definitely made aware of the fact that other potential insurance is insufficient or impaired, give notification of the aforesaid "occurrence" to us.

All other terms and conditions of this policy are applicable to this endorsement.



Authorized Representative OR
Countersignature (In state where applicable)

ME 00528

ENDORSEMENT # 24

This endorsement, effective 12:01 AM October 1, 2000

Forms a part of policy no.: 015 11 27

Issued to: National Coalition of Property Owners & Managers, Inc. &/or
Insurance Purchasing Group Association, LLC (as per Endorsement #1)

By: NATIONAL UNION FIRE INSURANCE COMPANY OF PITTSBURGH, PA

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

Amendment Of Pollution Exclusion Endorsement

This endorsement modifies insurance provided under the following:

Paragraph 2.f.(1)(a) and 2.f.(2) of SECTION I-COVERAGE A do not apply to "bodily injury" directly caused by fungi or bacteria whose growth or existence within a building or upon a premise any insured owns, rents occupies or manages, is arising out of.

1. The stagnation of water in any part of the building it is not intended to be; or
2. The intrusion of water or moisture into any part of the building where it is not intended to be.

All other terms and conditions of this policy are applicable to this endorsement.



Authorized Representative OR
Countersignature (In state where applicable)

ME 00529

ENDORSEMENT # 25

This endorsement, effective 12:01 AM October 1, 2000

Forms a part of policy no.: 015 11 27

Issued to: National Coalition of Property Owners & Managers, Inc. &/or
Insurance Purchasing Group Association, LLC (as per Endorsement #1)

By: NATIONAL UNION FIRE INSURANCE COMPANY OF PITTSBURGH, PA

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

Lead Exclusion Endorsement

This endorsement modifies insurance provided under the following:

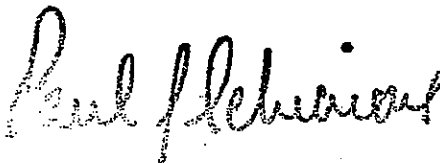
COMMERCIAL GENERAL LIABILITY COVERAGE PART

This insurance does not apply to:

1. "Bodily injury" or medical payments arising out of the actual or alleged ingestion, exposure to or absorption of lead;
2. "Property damage," "personal injury" or "advertising injury" arising out of or related to lead, the actual or alleged exposure to lead or any claims or "suits" arising from lead;
3. Any loss, cost or expenses arising out of any request, demand or order that any insured or others test for, monitor, clean up, remove, contain, treat, detoxify or neutralize, or any way responded to, or asses the effects of lead; or
4. Any loss, cost or expenses arising out of any claim or "suit" by or on behalf a governmental authority for damages because of testing for, monitoring, cleaning up, removing, containing, treating, detoxifying, or neutralizing, or in any way responding to, or assessing the effects of lead.

For the purpose of this endorsement, lead means lead and lead components in any form.

All other terms and conditions of this policy are applicable to this endorsement.



Authorized Representative OR
Countersignature (In state where applicable)

ME 00530

ENDORSEMENT # 26

This endorsement, effective 12:01 AM October 1, 2000

Forms a part of policy no.: 015 11 27

Issued to: National Coalition of Property Owners & Managers, Inc. &/or
Insurance Purchasing Group Association, LLC (as per Endorsement #1)

By: NATIONAL UNION FIRE INSURANCE COMPANY OF PITTSBURGH, PA

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

Real Estate Property Managed Endorsement

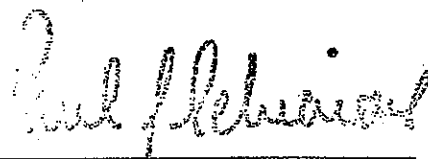
This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

This insurance does not apply to "property damage" to property you operate or manage or as to which you act as an agent for the collection of rents or in any other supervisory capacity.

With respect to your liability arising out of your management of property for which you are acting as real estate manager this insurance is excess over any other valid and collectible insurance available to you.

All other terms and conditions of this policy are applicable to this endorsement.



Authorized Representative OR
Countersignature (In state where applicable)

ME 00531

ENDORSEMENT # 27

This endorsement, effective 12:01 AM October 1, 2000

Forms a part of policy no.: 015 11 27

Issued to: National Coalition of Property Owners & Managers, Inc. &/or
Insurance Purchasing Group Association, LLC (as per Endorsement #1)

By: NATIONAL UNION FIRE INSURANCE COMPANY OF PITTSBURGH, PA

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

Agreed Rating Date and Rating Period

In consideration of the premium charged, it is hereby understood and agreed that:

A. You and we have agreed that this continuous policy is rated using filed rates and rules that are current as of the Initial Rating Date shown in the Schedule below, and that it will be rated using filed rates and rules that will be current as of any Agreed Rerate Date also shown in the Schedule. Your premium will be calculated on an annual basis by applying the rates as of the Initial Rating Date, until an Agreed Rerate Date is reached, at which time your premium will be calculated on an annual basis by applying the rates that are developed as of that Agreed Rerate Date.

B. We may terminate this policy:

a. At any time, but only for the reasons:

- (1) Set forth in this policy that apply to midterm cancellation; or
- (2) Set forth in law and regulation applicable to midterm cancellation;

And in either case, only upon proper advance notice to you as required for midterm cancellation by the terms of this policy or applicable law and regulation.

b. Upon any anniversary of the Initial Rating Date of this policy, but only for the reasons:

- (1) Set forth in this policy that apply to nonrenewal; or
- (2) Set forth in law and regulation applicable to non renewal;

And in either case, only upon proper advance notice to you as required for midterm cancellation by the terms of this policy or applicable law and regulation.

c. Premium for this policy shall be based on one or more of the following premiums basis indicated below:

- (i) Square Feet / Per 1000
- (ii) Number of Employees / Each
- (iii) Number of Units / Each
- (iv) Receipts / Per 1000

ME 00532

ENDORSEMENT # 27

This endorsement, effective 12:01 AM October 1, 2000

Forms a part of policy no.: 015 11 27

Issued to: National Coalition of Property Owners & Managers, Inc. &/or
Insurance Purchasing Group Association, LLC (as per Endorsement #1)

By: NATIONAL UNION FIRE INSURANCE COMPANY OF PITTSBURGH, PA

And in either case, only upon proper advance notice to you as required for nonrenewal by the terms of this policy or applicable law and regulation.

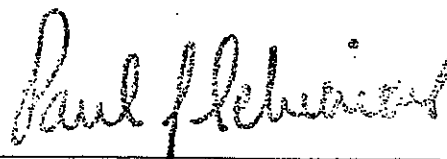
An anniversary occurs every 12 months following the Initial Rating Date.

Schedule

Initial Rating Date: October 1, 2000

Agreed Rerate Date(s): October 1, 2001
October 1, 2002

All other terms and conditions of this policy are applicable to this endorsement.



Authorized Representative OR
Countersignature (In state where applicable)

ME 00533

ENDORSEMENT # 28

This endorsement, effective 12:01 AM October 1, 2000

Forms a part of policy no.: 015 11 27

Issued to: National Coalition of Property Owners & Managers, Inc. &/or
Insurance Purchasing Group Association, LLC (as per Endorsement #1)

By: NATIONAL UNION FIRE INSURANCE COMPANY OF PITTSBURGH, PA

SELF INSURED RETENTION-PER OCCURRENCE

It is agreed that:

1. The Company's obligation, under the coverages provided by this policy, to pay "Ultimate Net Loss" on behalf of the "Insured", applies only to the "Ultimate Net Loss" in excess of the Self Insured Retention stated below, and subject to the Limits of Liability stated in the policy. The terms of this policy including those with respect to the Company's rights and duties with respect to defense of suits apply in excess of the application of the Self Insured Retention amount.
2. The "Insured" shall immediately notify the Company in writing of any "Claim" to which this policy applies which
 - a) involved serious "Bodily Injury" or Fatality;
 - b) the "Insured" has received notice of suit in which the damage demand exceeds the Self Insured Retention;
 - c) may exceed 25% of the Self Insured Retention.
3. The "Insured" shall at all times maintain a Company approved claims handling service with respect to the Self Insured Retention.
4. The Self Insured Retention stated below shall apply to the coverages afforded by this policy on a "Per Occurrence" basis to the "Ultimate Net Loss as a result of any one "Occurrence" regardless of the number of persons or organizations who sustain damages because of the occurrence.

Self Insured Retention: \$250,000 per "Occurrence" including expenses.



Authorized Representative OR
Countersignature (In state where applicable)

ME 00534

INVOICE NO.

RISK SPECIALISTS CO.
OF NEW YORK, INC.
 80 PINE STREET, 3RD FLOOR
 NEW YORK, N.Y. 10005

First Capital Group
 31 XPR SSWAY PLAZA
 ROSLYN HEIGHTS NY 11577

AGENTURE: DENNIS REILLY

BROKER CODE:

DATE: 2/21/01 BP

INSURED

COMPANY

POLICY NO.

EFF. DATE

EXP. DATE

GROSS PREMIUM

NATIONAL COALITION OF PROPERTY OWNERS
 35 John Street 4th Floor
 New York NY 10038

NATIONAL UNION FIRE

015 1127

10/1/00

10/1/01

\$161,411.00

DATE DUE: 11/30/00

COMMISSION

8.0%

\$12,912.88

DESCRIPTION: NEW ACCOUNT

NET PREMIUM

\$148,498.12

TOTAL AMOUNT DUE

\$148,498.12

Remit Payment to:
 Risk Specialists Co. of NY Inc.
 P.O. Box 10777
 Newark, NJ 07193

NOTE: BROKER NAMED HERE ON IS RESPONSIBLE FOR COLLECTION & PAYMENT OF ALL
 SURPLUS LINES TAXES AND FEES.

DATE DUE:

NET PREMIUM

11/30/00

\$37,124.53

01/30/01

\$27,843.40

04/30/01

\$27,843.40

07/30/01

\$27,843.40

10/30/01

\$27,843.39

ME 00535

ENDORSEMENT # 29

This endorsement, effective 12:01 AM, February 22, 2001

Forms a part of policy no.: 015 11 27

Issued to: National Coalition of Property Owners & Managers, Inc. &/or Insurance Purchasing Group Association, LLC (as per endorsement #1)

By: National Union Fire Insurance Company of Pittsburgh, PA

It is hereby agreed and understood that effective February 22, 2001 Manhusudham Rao Chava & Parvathi Chava DBA Chava Realty is canceled pro rata.

The return premium is calculated as follows:

<u>Original Premium</u>	<u>Pro Rata Factor</u>	<u>Earned Premium</u>	<u>Return Premium</u>
\$ 310 (annual)	.556 + .644	\$ 110 (annual)	\$ 200

The total return premium is: \$ 200

All other terms and conditions of this policy are applicable to this endorsement.

Authorized Representative OR
Countersignature (In state where applicable)

ME 00536

CRED		MO NO.	
RISK SPECIALISTS CO. OF NEW YORK, INC. 80 PINE STREET, 3RD FLOOR NEW YORK, N.Y. 10005			
FIRST CAPITAL GROUP 3 EXPRESSWAY PLAZA ROSLYN HEIGHTS NY 11577		ATTENTION: DENNIS REILLY BROKER CODE: 15545	
INSURED	COMPANY	POLICY NO.	DATE: 4/12/01 BP
NATIONAL COALITION OF PROPERTY OWNERS	NATIONAL UNION FIRE	015 1127	TRANSACTION
59 John Street, 4th Floor New York, NY 10038			EFF. DATE 2/22/01
			EXP. DATE 10/1/01
DATE DUE: 3/9/01	DESCRIPTION: RETURN PREMIUM ENDORSEMENT	COMMISSION	GROSS PREMIUM (\$5,937.00)
		8.0%	(\$474.96)
		NET PREMIUM	(\$5,462.04)
		TOTAL AMOUNT DUE	(\$5,462.04)

Remit Payment to:-
 Risk Specialists Co. of NY inc.
 P.O. Box 10777
 Newark, NJ 07193

NOTE: BROKER NAMED HERE ON IS RESPONSIBLE FOR COLLECTION & PAYMENT OF ALL SURPLUS LINES TAXES AND FEES.

cash 1979.

4/1/01

7/01

10

ME 00537

ENDORSEMENT # 30

This endorsement, effective 12:01 AM, February 20, 2001

Forms a part of policy no.: 015 11 27

Issued to: National Coalition of Property Owners & Managers, Inc. &/or Insurance Purchasing Group Association, LLC (as per endorsement #1)

By: National Union Fire Insurance Company of Pittsburgh, PA

It is hereby agreed and understood that effective February 20, 2001 Alclair, Inc is canceled pro rata.

The return premium is calculated as follows:

<u>Original Premium</u>	<u>Pro Rata Factor</u>	<u>Earned Premium</u>	<u>Return Premium</u>
\$ 734 (annual)	.337	\$ 247 (annual)	\$ 487

The total return premium is: \$ 487

All other terms and conditions of this policy are applicable to this endorsement.

VOID

Authorized Representative OR
Countersignature (In state where applicable)

ME 00538

ENDORSEMENT # 31

This endorsement, effective 12:01 AM, March 30, 2001

Forms a part of policy no.: .015 11 27

Issued to: National Coalition of Property Owners & Managers, Inc. &/or Insurance Purchasing Group Association, LLC (as per endorsement #1)

By: National Union Fire Insurance Company of Pittsburgh, PA

It is hereby agreed and understood that effective March 30, 2001 the following location is added to Vitale Real Estate as a named insured for the following entity and location:

127 Avenue E
Bayonne, New Jersey 07002

The additional premium is calculated as follows:

<u>New Exposure</u>	<u>Rate per Unit</u>	<u>Annual Premium</u>	<u>Pro Rata Factor</u>	<u>Additional Premium</u>
6 units	\$ 10.80	\$ 65	.545	\$ 35

The total additional premium is: \$ 35

All other terms and conditions of this policy are applicable to this endorsement.



Authorized Representative OR
Countersignature (In state where applicable).

ME 00539

INV CE NO.

ST CAPITAL GROUP

PRESSWAY PLAZA

ROSLYN HEIGHTS NY 11747

ATTENTION: DENNIS REILLY

BROKER CODE:

RISK SPECIALISTS CO .
OF NEW YORK, INC.
 80 PINE STREET, 3RD FLOOR
 NEW YORK, N.Y. 10005

DATE: 6/5/01

RS

INSURED		COMPANY	POLICY NO.	TRANSACTION		GROSS PREMIUM
				EFF. DATE	EXP. DATE	
NATIONAL COALITION OF PROPERTY OWNERS		NATIONAL UNION FIRE	015 1127	3/30/01	10/31/01	
59 JOHN STREET, 4TH FLOOR						\$35.00
NEW YORK NY 10038						
DATE DUE: 6/20/01		COMMISSION		8.0%		\$2.80
DESCRIPTION: ADDITIONAL PREMIUM		NET PREMIUM				\$32.20
		TAXES & FEES				
		TOTAL AMOUNT DUE				\$32.20

Remit Payment to:-
 Risk Specialists Co. of NY inc.
 P.O. Box 10777
 Newark, NJ 07193

NOTE: BROKER NAMED HERE ON IS RESPONSIBLE FOR COLLECTION & PAYMENT OF ALL
 SURPLUS LINES TAXES AND FEES.

ME 00540

ENDORSEMENT # 32

This endorsement, effective 12:01 AM, February 8, 2001

Forms a part of policy no.: 015 11 27

Issued to: National Coalition of Property Owners & Managers, Inc. &/or Insurance Purchasing Group Association, LLC (as per endorsement #1)

By: National Union Fire Insurance Company of Pittsburgh, PA

It is hereby agreed and understood that effective February 8, 2001 15 & 30 Westminster Road Realty is canceled pro rata.

The return premium is calculated as follows:

<u>Original Premium</u>	<u>Pro Rata Factor</u>	<u>Earned Premium</u>	<u>Return Premium</u>
\$ 2,688 (annual)	.345	\$ 927 (annual)	\$ 1,761

The total return premium is: \$ 1,761

All other terms and conditions of this policy are applicable to this endorsement.

Authorized Representative OR
Countersignature (In state where applicable)

ME 00541

ENDORSEMENT # 33

This endorsement, effective 12:01 AM, February 5, 2001

Forms a part of policy no.: 015 11 27

Issued to: National Coalition of Property Owners & Managers, Inc. &/or Insurance Purchasing Group Association, LLC (as per endorsement #1)

By: National Union Fire Insurance Company of Pittsburgh, PA

It is hereby agreed and understood that effective February 5, 2001 AMO Estates Inc. is canceled pro rata.

The return premium is calculated as follows:

<u>Original Premium</u>	<u>Pro Rata Factor</u>	<u>Earned Premium</u>	<u>Return Premium</u>
\$ 2,325 (annual)	.310	\$ 721 (annual)	\$ 1,604

The total return premium is: \$ 1,604

All other terms and conditions of this policy are applicable to this endorsement.

Authorized Representative OR
Countersignature (In state where applicable)

ME 00542

ENDORSEMENT # 034

This endorsement, effective 12:01 AM, February 10, 2001

Forms a part of policy no.: 015 11 27

Issued to: National Coalition of Property Owners & Managers, Inc. &/or Insurance Purchasing Group Association, LLC (as per endorsement #1)

By: National Union Fire Insurance Company of Pittsburgh, PA

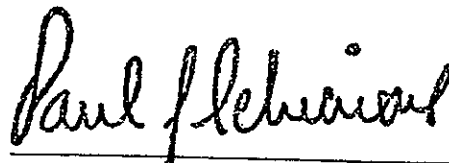
It is hereby agreed and understood that effective February 10, 2001 Greater Centennial Housing is canceled pro rata.

The return premium is calculated as follows:

<u>Original Premium</u>	<u>Pro Rata Factor</u>	<u>Earned Premium</u>	<u>Return Premium</u>
\$ 2,785 (annual)	.323	\$ 900 (annual)	\$ 1,885

The total return premium is: \$ 1,885

All other terms and conditions of this policy are applicable to this endorsement.



Authorized Representative OR
Countersignature (In state where applicable)

ME 00543

CREDIT NO. NO.		RISK SPECIALISTS CO. OF NEW YORK, INC. 80 PINE STREET, 3RD FLOOR NEW YORK, N.Y. 10005	
FIRST CAPITAL GROUP 3 EXPRESSWAY PLAZA ROSLYN HEIGHTS NY 11577		ATTENTION: DENNIS REILLY	
BROKER CODE:	15545	DATE: 4/12/01 BP	
INSURED	COMPANY	POLICY NO.	TRANSACTION
NATIONAL COALITION OF PROPERTY OWNERS 59 John Street, 4th Floor New York, NY 10038	NATIONAL UNION FIRE	015 1127	EFF. DATE EXP. DATE 2/22/01 10/1/01
DATE DUE: 3/9/01	RETURN PREMIUM ENDORSEMENT	COMMISSION	GROSS PREMIUM
		8.0%	(\$5,937.00)
			(\$474.96)
		NET PREMIUM	(\$5,462.04)
		TOTAL AMOUNT DUE	(\$5,462.04)

Renail Payment to:-
Risk Specialists Co. of NY inc.
P.O. Box 10777
Newark, NJ 07193

NOTE: BROKER NAMED HERE ON IS RESPONSIBLE FOR COLLECTION & PAYMENT OF ALL SURPLUS LINES TAXES AND FEES.

ME 00544

ENDORSEMENT # 35

This endorsement, effective 12:01 AM, April 24, 2001

Forms a part of policy no.: 0151127

Issued to: National Coalition of Property Owners & Managers, Inc. &/or Insurance Purchasing Group Association, LLC (as per endorsement #1)

By: National Union Fire Insurance Company of Pittsburgh, PA

It is hereby agreed and understood that effective April 24, 2001 Frank Oliver is added as a named insured for the following entities and locations:

343 Market Street
Paterson, NJ 07501

The additional premium is calculated as follows:

<u>New Exposure</u>	<u>Rate per Unit</u>	<u>Annual Premium</u>	<u>Pro Rata Factor</u>	<u>Additional Premium</u>
5	\$ 28.14	\$ 141.00	0.4380	\$ 62.00 (annual premium)

The total additional premium is: \$ 62.00 (annual premium)

All other terms and conditions of this policy are applicable to this endorsement.



Authorized Representative OR
Countersignature (In state where applicable)

ME 00545

INVOICE NO.

**RISK SPECIALISTS CO.
OF NEW YORK, INC.**
80 PINE STREET, 3RD FLOOR
NEW YORK, N.Y. 10005

1ST CAPITAL GROUP
ESPRESSWAY PLAZA
ROSLYN HEIGHTS NY 11747

ATTENTION: DENNIS REILLY

BROKER CODE:

DATE: 7/17/01

RS

INSURED	COMPANY	POLICY NO.	TRANSACTION		GROSS PREMIUM
			EFF. DATE	EXP. DATE	
NATIONAL COALITION OF PROPERTY OWNERS 59 JOHN STREET, 4TH FLOOR NEW YORK NY 10038	NATIONAL UNION FIRE	105 1127	4/24/01	10/31/01	\$62.00
DATE DUE: 8/1/01					
DESCRIPTION: ADDITIONAL PREMIUM					
COMMISSION					8.0%
NET PREMIUM					\$57.04
TAXES & FEES					
TOTAL AMOUNT DUE					\$57.04

Remit Payment to:-
Risk Specialists Co. of NY inc.
P.O. Box 10777
Newark, NJ 07193

NOTE: BROKER NAMED HERE ON IS RESPONSIBLE FOR COLLECTION & PAYMENT OF ALL
SURPLUS LINES TAXES AND FEES.

ME 00546

ENDORSEMENT # 36

This endorsement, effective 12:01 AM, June 18, 2001

Forms a part of policy no.: 0151127

Issued to: National Coalition of Property Owners & Managers, Inc. &/or Insurance Purchasing Group Association, LLC (as per endorsement #1)

By: National Union Fire Insurance Company of Pittsburgh, PA

It is hereby agreed and understood that effective June 18, 2001 Marchall & Moran has deleted the following locations:

33 Mill Rd
Newton,

315-321 West Grand St.
Elizabeth, NJ

The return premium is calculated as follows:

<u>Deleted Exposure</u>	<u>Rate per Unit</u>	<u>Annual Premium</u>	<u>Pro Rata Factor</u>	<u>Return Premium</u>
415 units	\$ 6.97	\$ 2,893	.288	833

The total return premium is: \$ 833 (Annual)

All other terms and conditions of this policy are applicable to this endorsement.

Authorized Representative OR
Countersignature (In state where applicable)

ME 00547

Endorsements Added during the policy Period:

ME 00548

NATIONAL UNION FIRE INSURANCE COMPANY
80 PINE STREET
NEW YORK, NY 10005

NY Nonrenewal Letter

A Member Company
American International Group, Inc.

July 31, 2001

National Coalition of Property Owners & Managers, Inc. &/or
Insurance Purchasing Group Association, LLC (as per Endorsement #1)
C/O NPP Specialty Coverage's of New York, Inc.
59 John Street, 4th Floor
New York, NY 10038

RE: NOTICE OF NONRENEWAL

SEE ATTACHED LIST FOR LIST OF INSURED
COMMERCIAL GENERAL LIABILITY POLICY
Policy Number: 015 1127
Policy Period: October 1, 2000 to October 31, 2001

Dear Sir or Madam:

We regret to inform you that the captioned policy will not be renewed upon its expiration as a result of our termination of this program due to trends in the economy and legal environment that have resulted in a continuing increase in both the frequency and severity of claims under this type of coverage

Please note that you or your authorized agent or broker may request that we furnish loss information relative to this policy. Such loss information will be provided within 20 days after the request is mailed or delivered to us.

We regret the necessity of this decision. If you have any questions or concerns regarding these issues, I would be pleased to meet with you and your broker.

Sincerely yours,

Paul Trapp
Senior Production Specialist

Cc: Joseph Davis
First Capital Group

ME 00549

NATIONAL UNION FIRE INS. CO. OF PITTSBURGH, P
70 PINE STREET
NEW YORK NY 10270

NOTICE OF NONRENEWAL OF INSURANCE

Named Insured & Mailing Address:

NATIONAL COALITION OF PROPERTY OWNERS
& MANAGERS, INC.
59 JOHN STREET, 4TH FLOOR
NEW YORK NY 10038

Producer: 15545

RISK SPEC CO OF NY INC

1177 AVENUE OF THE AMERICAS
NEW YORK NY 10036

Policy No.: 0151127
Type of Policy: GENERAL LIABILITY OCCURRENCE
Date of Expiration: 10/31/2001 ; 12:01 A.M. Local Time at the mailing address of the Named Insured.

We will not renew this policy when it expires. Your insurance will cease on the Expiration Date shown above.

The reason for nonrenewal is UNDERWRITING REASONS

The first named insured or his/her authorized agent/broker may request in writing loss information with respect to this policy and previous policies we have written for you. We will provide this information within 20 days from the date we receive your request.

Named Insured

NATIONAL COALITION OF PROPERTY OWNERS
& MANAGERS, INC.
359 JOHN STREET, 4TH FLOOR
NEW YORK NY 10038

Date Mailed:
24th day of August, 2001

Paul Flehman

Authorized Company Representative

JDEN3 0.01.02a
ORM# CN969706NYS1995

Copy for Branch Office

NYCN15NONE APP
07032001S
Page 1 of 1

ME 00550

OCTOBER – Policy #015 1127

THE NOTICE OF POLICY NON-RENEWAL IS FOR THE FOLLOWING INSURED:

NAMED INSURED

FRANK A. OLIVER
GOLDEN RAIN FOUNDATION OF LAGUNA HILLS
HARSHALL MORAN
REZMAR CORPORATION
ROBERT GASSEL CO., INC.
FEISAL A. RAUF & SAFE REALTY
BAYSHORE MANOR APARTMENTS LTD.
GLEN BEHR
15 & 30 WESTMINSTER ROAD REALTY, LLC
1830 RITTENHOUSE SQUARE CONDO ASSN.
JANET DRYDEN NEVIUS
SUSSEX CREAMERY
AMO ESTATES INC.
APARTMENT HOLDINGS #1 LTD.
GREATER CENTENNIAL HOUSING
MADHUSUDHAM & PARVATHI CHAVA
STANDARD ENTERPRISES, INC.
VITALE REAL ESTATE
ESTATE OF PHILIP SIMKOWITZ
ELIZABETH V.A. ROBERTS
ALCLAIRE, INC.
STEPHEN GREENSTEIN, ETAL
WHITE & WHITE INC.
ATLANTIS MANAGEMENT CORP.
LNR PROPERTY CORP.

ME 00551